

Municipal Clerk
Atlanta, Georgia

00-0 -1280

AN ORDINANCE
BY: ZONING COMMITTEE

CDP-00-17

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE
CITY OF ATLANTA 2001 COMPREHENSIVE DEVELOPMENT
PLAN (CDP) SO AS TO REDESIGNATE PROPERTY THAT IS LO-
CATED AT **626-632 GLEN IRIS DRIVE, N. E. FROM THE 'LOW-**
DENSITY RESIDENTIAL' AND 'LOW-DENSITY COMMERCIAL' LAND
USE DESIGNATIONS TO THE 'MIXED-USE' LAND USE DESIGNA-
TION, AND FOR OTHER PURPOSES.

NPU 'M'

COUNCIL DISTRICT 6

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:

SECTION 1. That the 2001 Comprehensive Development Plan (CDP) of the City of Atlanta, Georgia is hereby amended by changing the Land Use Element of said Plan so as to redesignate property that is located at **626-632 GLEN IRIS DRIVE, N. E.** from the '*Low-Density Residential*' and '*Low-Density Commercial*' land use designations to the '*Mixed-Use*' land use designation, and for other purposes.

All that tract or parcels of land lying and being in *Land Lot 48 of the 14th District of Fulton County, Georgia*. Said property is more specifically shown on the attached map, Exhibit 'A', which is hereby made a part of this ordinance.

SECTION 2. That all ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

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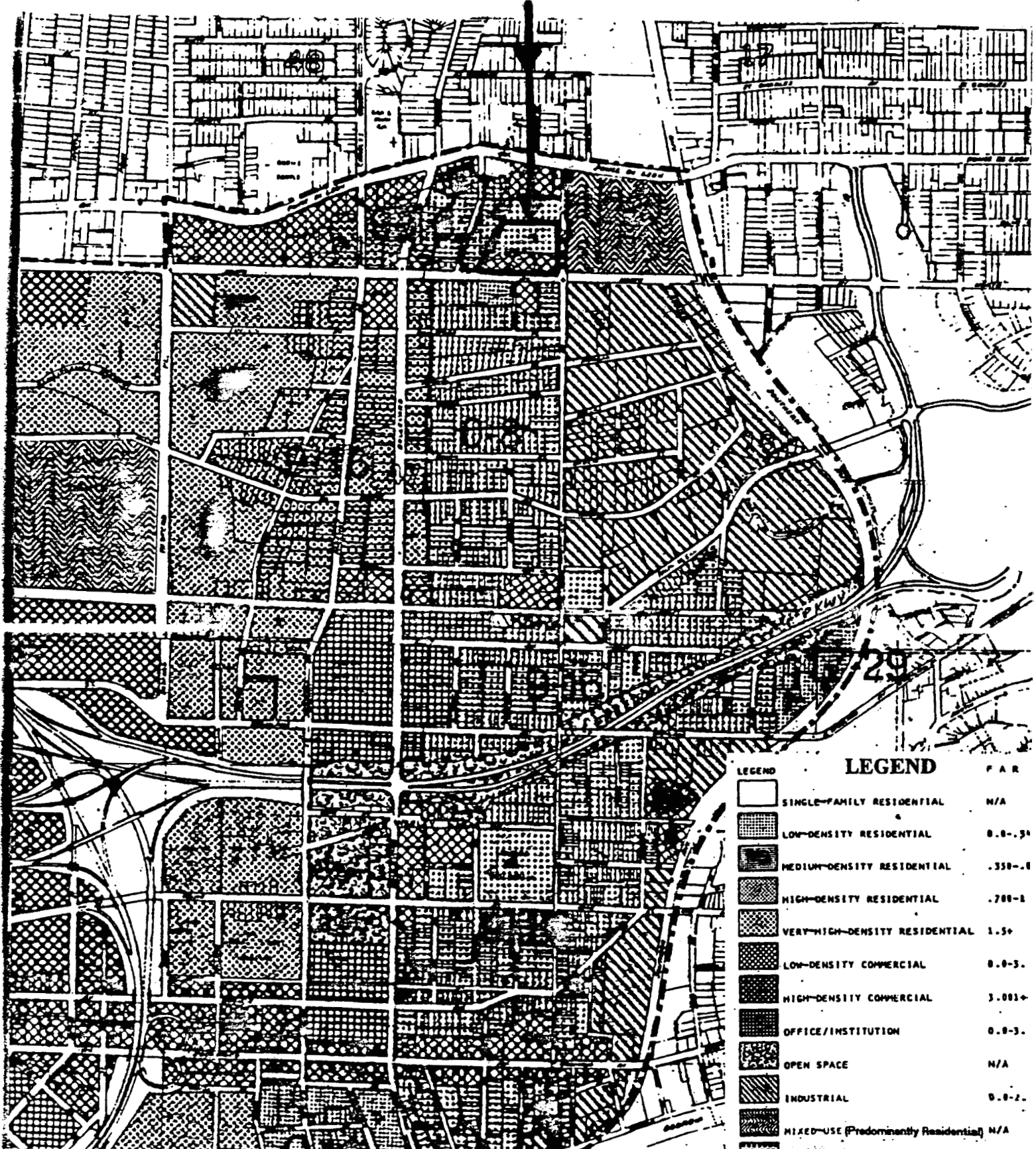
EXHIBIT 'A'

CDP-00-17

NPU 'M'/COUNCIL DISTRICT 6

626-632 GLEN IRIS DRIVE, N. E.

From 'Low-Density Residential' and 'Low-Density Commercial'
To 'Mixed-Use'



LEGEND	LEGEND	F.A.R.
	SINGLE-FAMILY RESIDENTIAL	N/A
	LOW-DENSITY RESIDENTIAL	0.0-0.5
	MEDIUM-DENSITY RESIDENTIAL	.350-1
	HIGH-DENSITY RESIDENTIAL	.700-1
	VERY-HIGH-DENSITY RESIDENTIAL	1.5+
	LOW-DENSITY COMMERCIAL	0.0-3.0
	HIGH-DENSITY COMMERCIAL	3.001+
	OFFICE/INSTITUTION	0.0-3.0
	OPEN SPACE	N/A
	INDUSTRIAL	0.0-2.0
	MIXED-USE (Predominantly Residential)	N/A

Ace Hardware Site - Currently Zoned C-1

Tract One Legal Description

All that tract or parcel of land lying and being in Land Lot 48 of the 14th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a nail and cap set at the intersection of the northerly right of way of North Avenue (80' right of way) and the westerly right of way of Glen Iris Drive (75' right of way);
thence along the northerly right of way of North Avenue North 81 degrees 41 minutes 48 seconds West, a distance of 195.00 feet to a 3/4" open top pipe found;
thence leaving said right of way North 08 degrees 14 minutes 44 seconds East, a distance of 150.12 feet to a point;
thence South 83 degrees 01 minute 49 seconds East, a distance of 194.34 feet to a 1/2" rebar found on the westerly right of way of Glen Iris Drive;
thence along said right of way South 07 degrees 58 minutes 48 seconds West, a distance of 154.64 feet to a nail and cap set at the intersection of the northerly right of way of North Avenue and the westerly right of way of Glen Iris Drive;
said nail and cap set being the POINT OF BEGINNING.

Said tract contains 29,660 sf. (0.68 acres)

Tract Two Legal Description

All that tract or parcel of land lying and being in Land Lot 48 of the 14th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a nail and cap set at the intersection of the northerly right of way of North Avenue (80' right of way) and the westerly right of way of Glen Iris Drive (75' right of way);
thence along the northerly right of way of North Avenue North 81 degrees 41 minutes 48 seconds West, a distance of 195.00 feet to a 3/4" open top pipe found;
said 3/4" open top pipe found being the POINT OF BEGINNING.
thence continuing along said right of way North 81 degrees 25 minutes 57 seconds West, a distance of 217.79 feet to a point;
thence leaving said right of way North 42 degrees 32 minutes 59 seconds East, a distance of 186.95 feet to a 5/8" rebar set;
thence South 50 degrees 36 minutes 19 seconds East, a distance of 15.00 feet to a 5/8" rebar set;
thence South 83 degrees 01 minute 49 seconds East, a distance of 99.62 feet to a point;
thence South 08 degrees 14 minutes 44 seconds West, a distance of 150.12 feet to a 3/4" open top pipe found; said 3/4" open top pipe found being the POINT OF BEGINNING.

Said tract contains 24,919 sf. (0.57 acres)

Z-00-46
Page 1 of 2

CONDITIONS FOR Z-00-46

1. Site plan entitled "Ponce Springs Apartments, 626 Glen Iris Drive, Atlanta, Georgia" prepared by Stang and Newdow, Inc., dated May 16, 2000 and marked received by the Bureau of Planning May 16, 2000.

Glen Iris Lofts ('Building IV') Site - Currently Zoned R-4C^G

Tract Three Legal Description

All that tract or parcel of land lying and being in Land Lot 48 of the 14th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a nail and cap set at the intersection of the northerly right of way of North Avenue (80' right of way) and the westerly right of way of Glen Iris Drive (75' right of way);
thence along said right of way North 07 degrees 58 minutes 48 seconds East, a distance of 154.64 feet to a ½" rebar found; said ½" rebar found being the POINT OF BEGINNING.
thence leaving said right of way North 83 degrees 01 minute 49 seconds West, a distance of 293.95 feet to a 5/8" rebar set;
thence North 50 degrees 36 minutes 19 seconds West, a distance of 15.00 feet to a 5/8" rebar set;
thence North 42 degrees 33 minutes 14 seconds East, a distance of 55.55 feet to a point;
thence South 81 degrees 39 minutes 51 seconds East, a distance of 47.79 feet to a point;
thence North 08 degrees 20 minutes 08 seconds East, a distance of 11.00 feet to a point;
thence South 81 degrees 39 minutes 52 seconds East, a distance of 227.36 feet to a point on the westerly right of way of Glen Iris Drive;
thence along said right of way South 08 degrees 00 minutes 50 seconds West, a distance of 57.67 feet to a ½" rebar found; said ½" rebar found being the POINT OF BEGINNING.

Said tract contains 17,162 sf. (0.39 acres)

Z-00-46
Page 2 of 2

